

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Acton

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	11	+ 83.3%	10	15	+ 50.0%
Closed Sales	5	3	- 40.0%	14	7	- 50.0%
Median Sales Price*	\$890,000	\$1,175,000	+ 32.0%	\$975,000	\$910,000	- 6.7%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	58	18	- 69.0%	66	23	- 65.2%
Percent of Original List Price Received*	103.3%	105.2%	+ 1.8%	99.5%	102.5%	+ 3.0%
New Listings	10	8	- 20.0%	16	20	+ 25.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

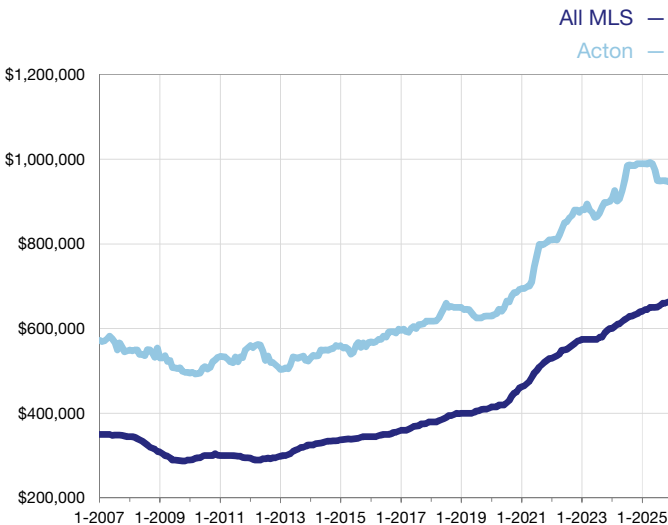
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	12	+ 140.0%	9	15	+ 66.7%
Closed Sales	4	4	0.0%	9	7	- 22.2%
Median Sales Price*	\$404,500	\$357,500	- 11.6%	\$545,000	\$310,000	- 43.1%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	49	45	- 8.2%	50	51	+ 2.0%
Percent of Original List Price Received*	95.8%	99.0%	+ 3.3%	97.9%	99.0%	+ 1.1%
New Listings	9	10	+ 11.1%	13	16	+ 23.1%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

